



Greater Toronto Area  
North York East

New Homes High Rise Submarket Report  
Data as of July 2019



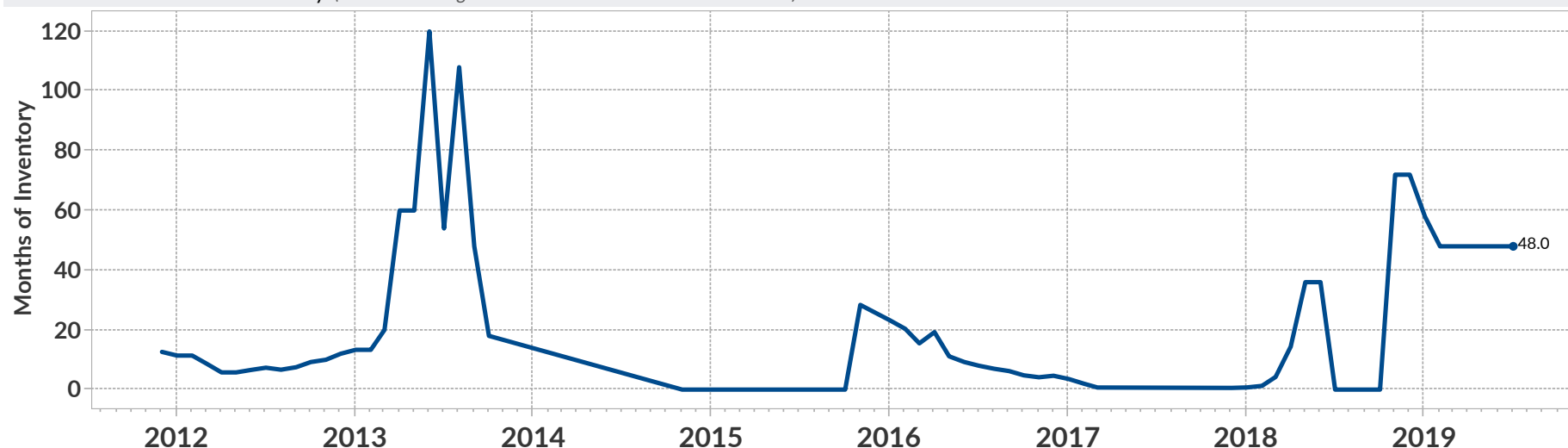
# North York East Submarket Report - July 2019



| North York East                               |           |  | GTA       |
|-----------------------------------------------|-----------|--|-----------|
| Active Projects                               | 2         |  | 352       |
| Total Units                                   | 527       |  | 92,985    |
| Total Sales                                   | 499       |  | 76,495    |
| Rem. Inv.                                     | 28        |  | 2,115     |
|                                               |           |  | 12,873    |
| Avg. \$/SF                                    | \$937     |  | \$984     |
| Avg. SF                                       | 1,016     |  | 914       |
| Avg. \$                                       | \$952,400 |  | \$899,216 |
| Current Month Sales (incl. active & sold out) |           |  | 0         |
|                                               |           |  | 2,297     |

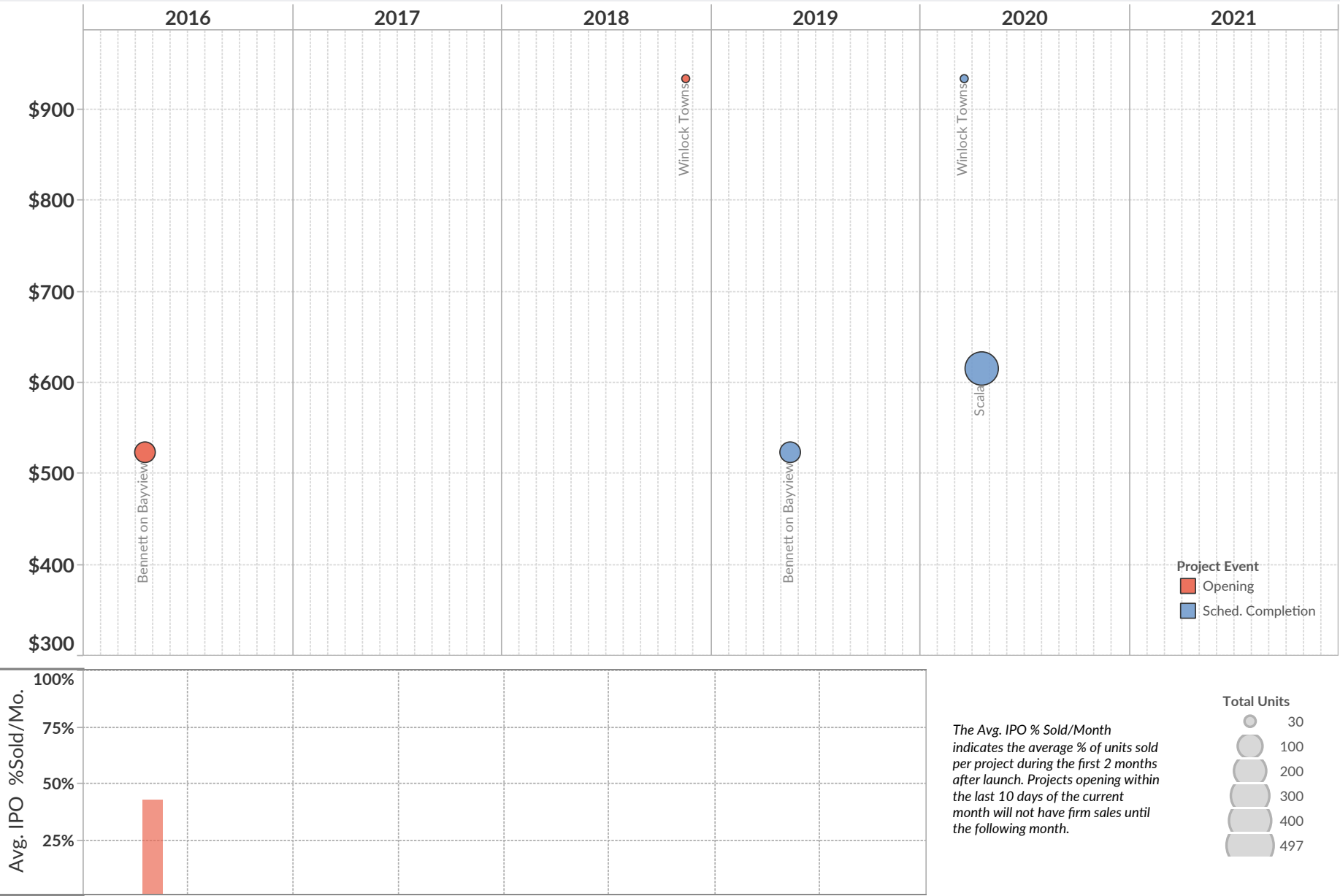
| Development Applications |       |                 |
|--------------------------|-------|-----------------|
| North York East          |       | City of Toronto |
| Number of Dev. Apps.     | 5     | 385             |
| Total Units              | 2,233 | 184,667         |
| Min. Floor Space Index   | 1.0   | 0.0             |
| Max. Floor Space Index   | 5.9   | 32.2            |
| Avg. Floor Space Index   | 2.7   | 5.9             |

Submarket - Months of Inventory (calculated using current rem. inv. and last 12 month sales)



# North York East Submarket Report - July 2019

## Recent Project Openings, Completions & Scheduled Completions



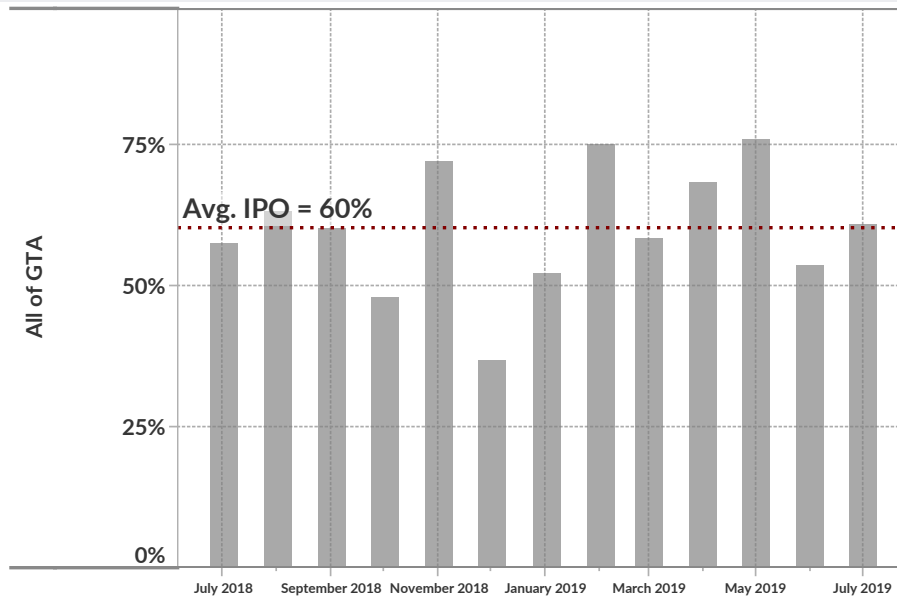
## North York East Submarket Report - July 2019

### Project Data by Unit Type

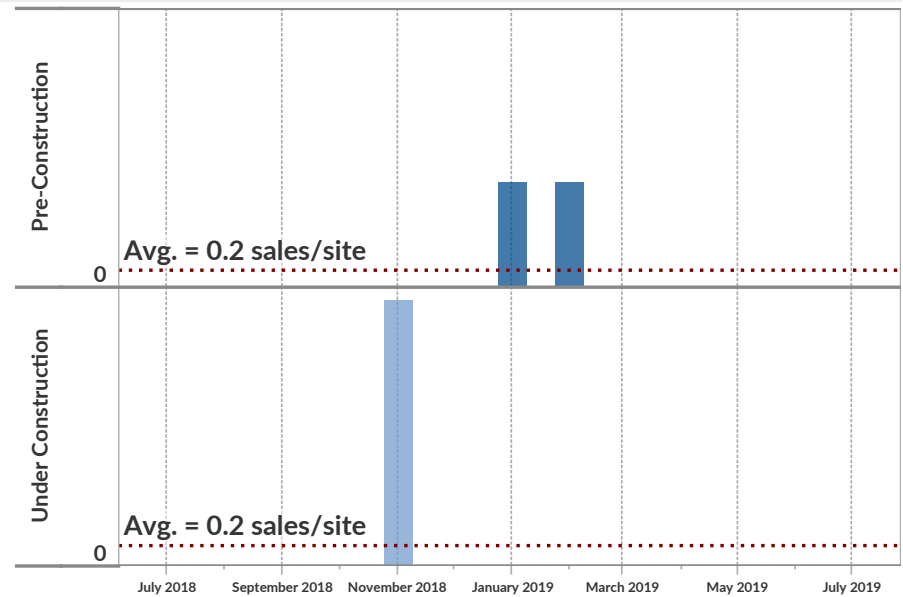
| Unit Type       | Total Units | Current Month Sales | Total Sales | Rem. Inv. |
|-----------------|-------------|---------------------|-------------|-----------|
| Studio          | 16          |                     | 16          | 0         |
| 1 Bedroom       | 45          |                     | 45          | 0         |
| 1 Bedroom + Den | 164         | 0                   | 164         | 0         |
| 2 Bedroom       | 138         | 0                   | 120         | 18        |
| 2 Bedroom + Den | 110         | 0                   | 100         | 10        |
| 3 Bedroom & Up  | 14          |                     | 14          | 0         |
| Penthouse       | 40          |                     | 40          | 0         |
| Other           |             |                     |             |           |

| *          |                 |                  |                  |                   |
|------------|-----------------|------------------|------------------|-------------------|
| Avg. \$/SF | Min. Size (low) | Max. Size (high) | Min. Price (low) | Max. Price (high) |
|            |                 |                  |                  |                   |
|            |                 |                  |                  |                   |
| \$893      | 766             | 1,144            | \$764,900        | \$939,900         |
| \$1,006    | 1,090           | 1,162            | \$1,039,900      | \$1,224,900       |
|            |                 |                  |                  |                   |
|            |                 |                  |                  |                   |
|            |                 |                  |                  |                   |

### IPO Launch Performance (first 2 months)

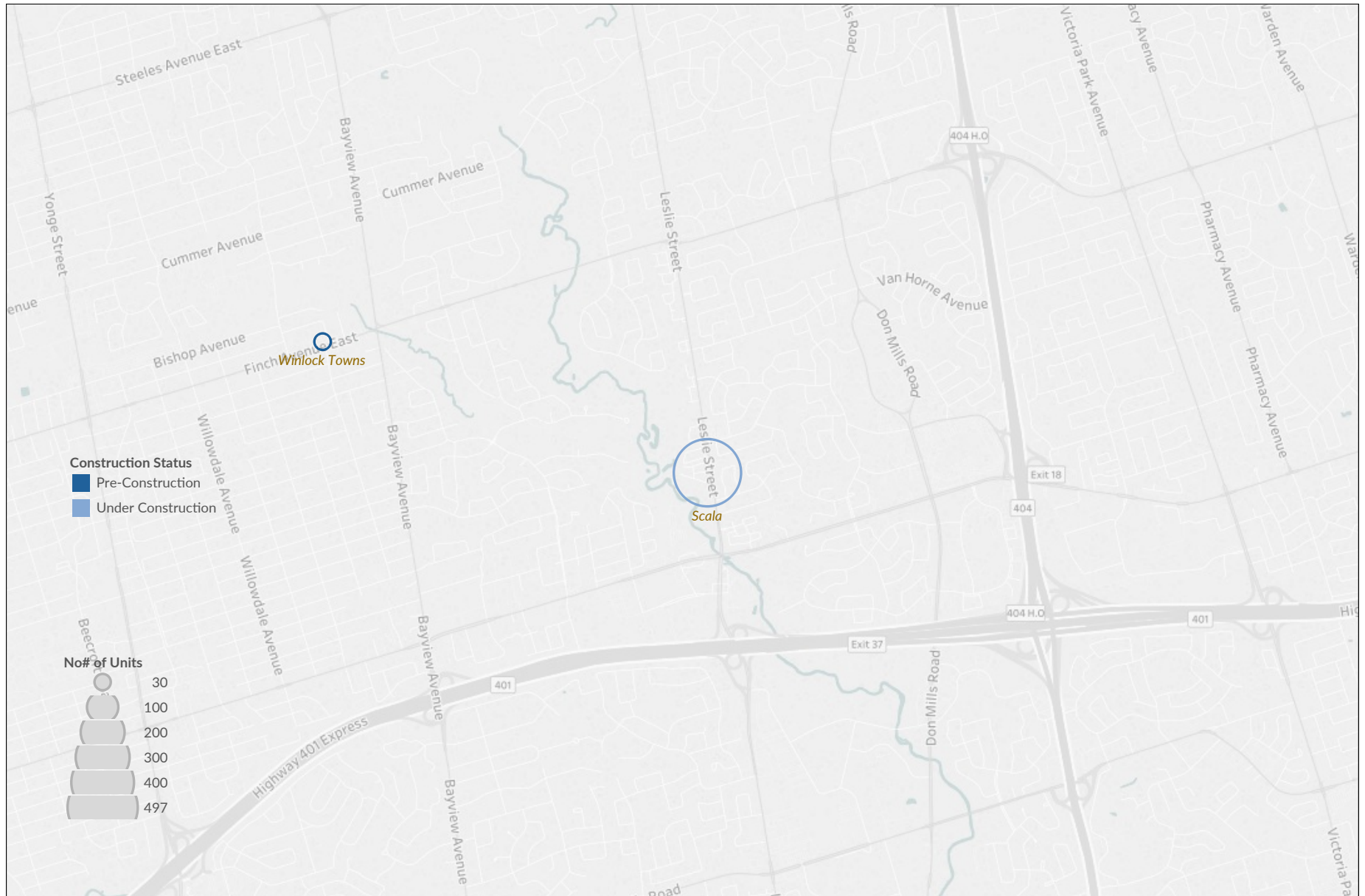


### Post Launch Absorption: North York East



# North York East Submarket Report - July 2019

## Current Active Projects



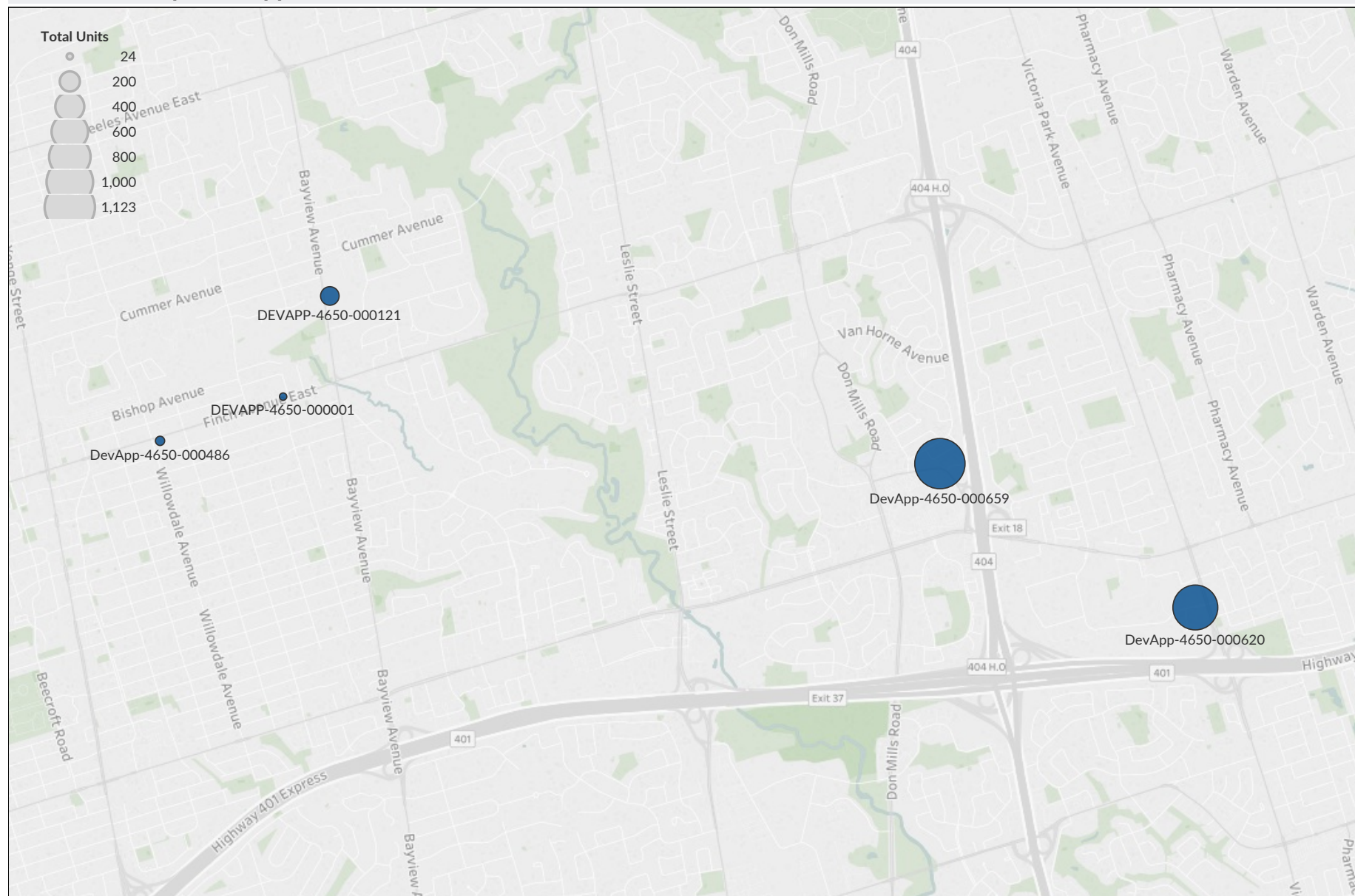
# North York East Submarket Report - July 2019

## Current Active Project List

| Site Name                         | Product Type | Month, Year of Occ Date | Current Month Sales | YTD | Rem. Inv. | Total Units | Original \$/SF | Avg. Current Price Per Sq Foot |
|-----------------------------------|--------------|-------------------------|---------------------|-----|-----------|-------------|----------------|--------------------------------|
| Scala - Tridel                    | Apartment    | September 2021          | 0                   | 0   | 0         | 497         | \$616          | \$749                          |
| Winlock Towns - Crown Communities | Stacked      | February 2022           | 0                   | 2   | 28        | 30          | \$935          | \$937                          |

# North York East Submarket Report - July 2019

## Current Development Applications



## North York East Submarket Report - July 2019

### Current Development Application List

| InventoryNumber    | Address                     | Floor Space Index | Total Units |
|--------------------|-----------------------------|-------------------|-------------|
| DEVAPP-4650-000001 | 260 - 264 Finch Avenue East | 2.5               | 24          |
| DEVAPP-4650-000121 | 3237 Bayview Avenue         | 6.9               | 153         |
| DevApp-4650-000486 | 121 - 127 Finch Avenue East | 1.1               | 38          |
| DevApp-4650-000620 | 2450 Victoria Park Avenue   | 5.0               | 895         |
| DevApp-4650-000659 | 3 - 5 Allenbury Gardens     | 5.8               | 1,123       |

Please note data may include existing residential units, rental replacement units or commercial space; and some data may not be publicly available at this time.

# North York East Submarket Report - July 2019

| Monthly Sales           |                     | Current GTA Active Projects |             |             |           |            |         |               | Dev. Apps.  |
|-------------------------|---------------------|-----------------------------|-------------|-------------|-----------|------------|---------|---------------|-------------|
| Sub Market              | Current Month Sales | Active Projects             | Total Units | Total Sales | Rem. Inv. | Avg. \$/SF | Avg. SF | Avg. \$       | Total Units |
| Bloor - Yorkville       | • 21                | • 15                        | • 4,991     | • 4,751     | • 240     | • \$2,173  | • 1,659 | • \$3,603,965 | • 6,093     |
| Central Waterfront      | • 18                | • 13                        | • 5,943     | • 5,426     | • 517     | • \$1,398  | • 1,068 | • \$1,492,241 | • 18,503    |
| Don Mills - York Mills  | • 55                | • 11                        | • 3,142     | • 2,662     | • 480     | • \$956    | • 1,046 | • \$999,964   | • 6,397     |
| Downtown Core           | • 59                | • 9                         | • 4,638     | • 3,942     | • 696     | • \$1,478  | • 657   | • \$970,357   | • 15,855    |
| Downtown East           | • 61                | • 16                        | • 5,169     | • 4,775     | • 394     | • \$1,019  | • 817   | • \$831,958   | • 17,905    |
| Downtown West           | • 434               | • 29                        | • 10,233    | • 9,024     | • 1,209   | • \$1,380  | • 870   | • \$1,201,218 | • 16,359    |
| Etobicoke Waterfront    | • 16                | • 5                         | • 2,147     | • 2,031     | • 116     | • \$1,114  | • 793   | • \$882,935   | • 2,841     |
| Highway7 - Yonge        | • 10                | • 6                         | • 1,467     | • 1,083     | • 384     | • \$653    | • 924   | • \$603,399   | •           |
| Mississauga City Centre | • 121               | • 11                        | • 6,106     | • 5,563     | • 543     | • \$815    | • 853   | • \$695,484   | •           |
| North Toronto           | • 21                | • 11                        | • 3,456     | • 2,836     | • 620     | • \$1,155  | • 740   | • \$854,506   | • 9,542     |
| North Yonge Corridor    | • 14                | • 6                         | • 1,953     | • 1,761     | • 192     | • \$1,020  | • 815   | • \$831,096   | • 3,872     |
| North York East         | • 0                 | • 2                         | • 527       | • 499       | • 28      | • \$937    | • 1,016 | • \$952,400   | • 2,233     |
| North York West         | • 28                | • 10                        | • 2,192     | • 1,792     | • 400     | • \$826    | • 1,084 | • \$896,013   | • 11,307    |
| Not Applicable          | • 1,280             | • 158                       | • 27,912    | • 22,563    | • 5,349   | • \$732    | • 930   | • \$680,777   | • 55,383    |
| Scarborough City Centre |                     |                             |             |             |           |            |         |               | • 2,245     |
| Sheppard Corridor       | • 15                | • 14                        | • 4,020     | • 3,246     | • 774     | • \$1,029  | • 820   | • \$843,638   | • 6,474     |
| Thornhill               | • 9                 | • 1                         | • 389       | • 382       | • 7       | • \$766    | • 923   | • \$706,579   | •           |
| Toronto East            | • 2                 | • 15                        | • 1,741     | • 1,579     | • 162     | • \$1,011  | • 999   | • \$1,009,519 | • 2,950     |
| Toronto West            | • 130               | • 13                        | • 2,347     | • 1,619     | • 728     | • \$1,006  | • 917   | • \$922,600   | • 11,183    |
| Yonge - St. Clair       | • 3                 | • 7                         | • 995       | • 961       | • 34      | • \$1,343  | • 1,560 | • \$2,095,059 | • 2,114     |

The Development Applications data pertains only to the City of Toronto

**Copyright © Altus Group Limited**

Altus Group Limited, makes no representation about the accuracy, completeness, or the suitability of the material represented herein for the particular purposes of any reader and such material may not be copied, duplicated or re-distributed in any form or by any means without the prior written permission of Altus Group Limited. Altus Group Limited assumes no responsibility or liability without limitation for any errors or omissions in the information contained in the material represented. E&O.E.